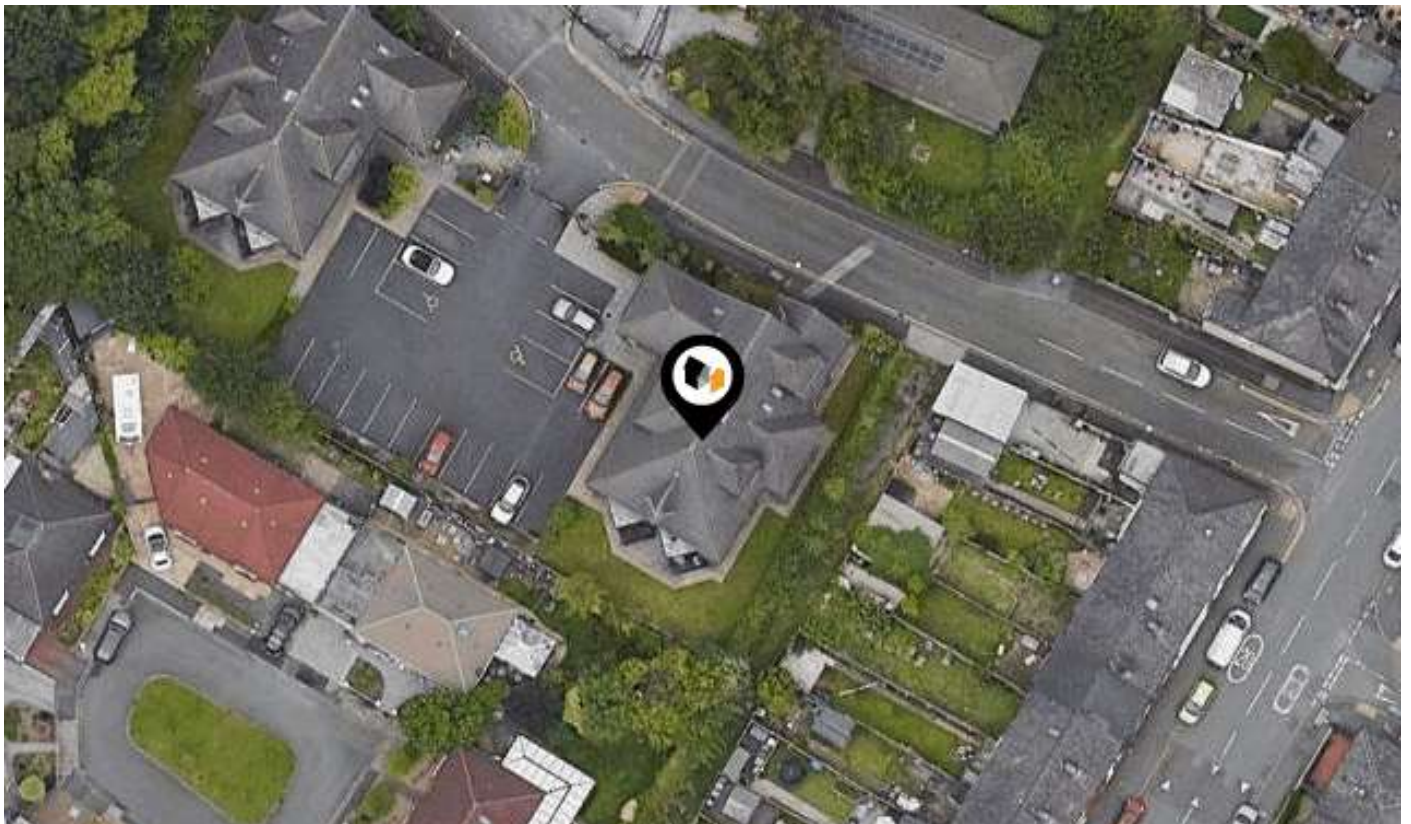




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 26<sup>th</sup> March 2024



**FLAT 8, PRESCOTT COURT, 1, PRESCOTT STREET,  
WORSLEY, MANCHESTER, M28 0ZA**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

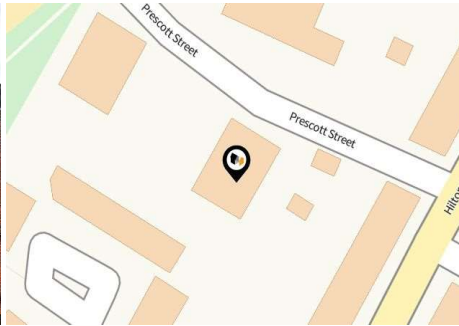
Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>



# Property Overview

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## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	602 ft <sup>2</sup> / 56 m <sup>2</sup>
Year Built :	2003-2006
Council Tax :	Band A
Annual Estimate:	£1,403
UPRN:	10007896485

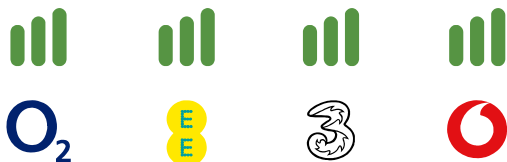
## Local Area

Local Authority:	Salford
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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Flat 8, Prescott Court, 1 Prescott Street, M28 0ZA

Energy rating

C

Valid until 23.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

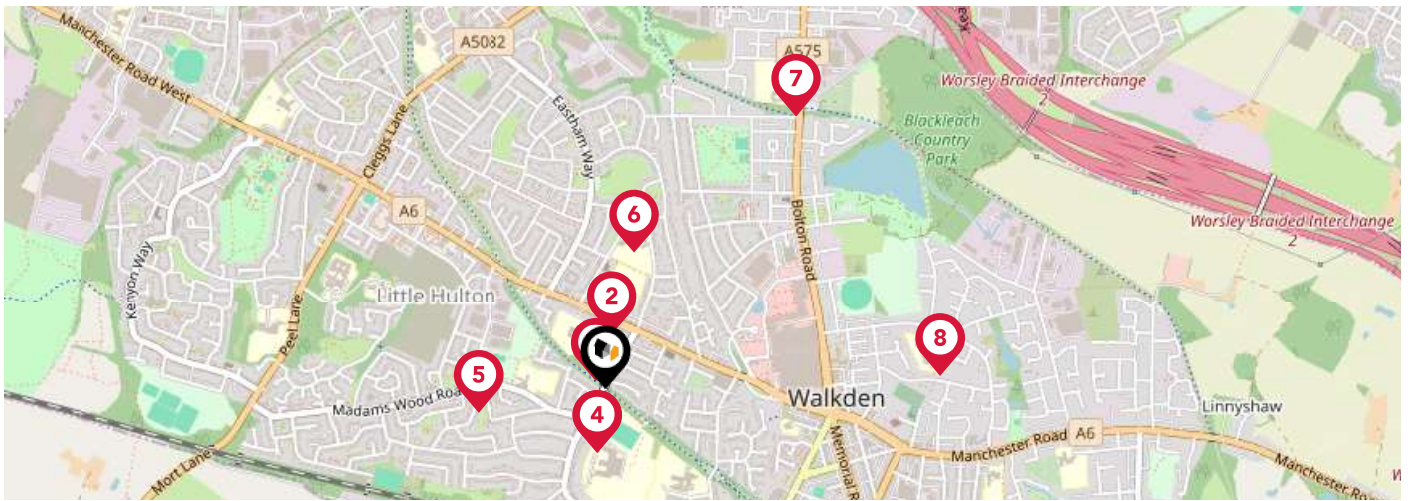
## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	56 m <sup>2</sup>

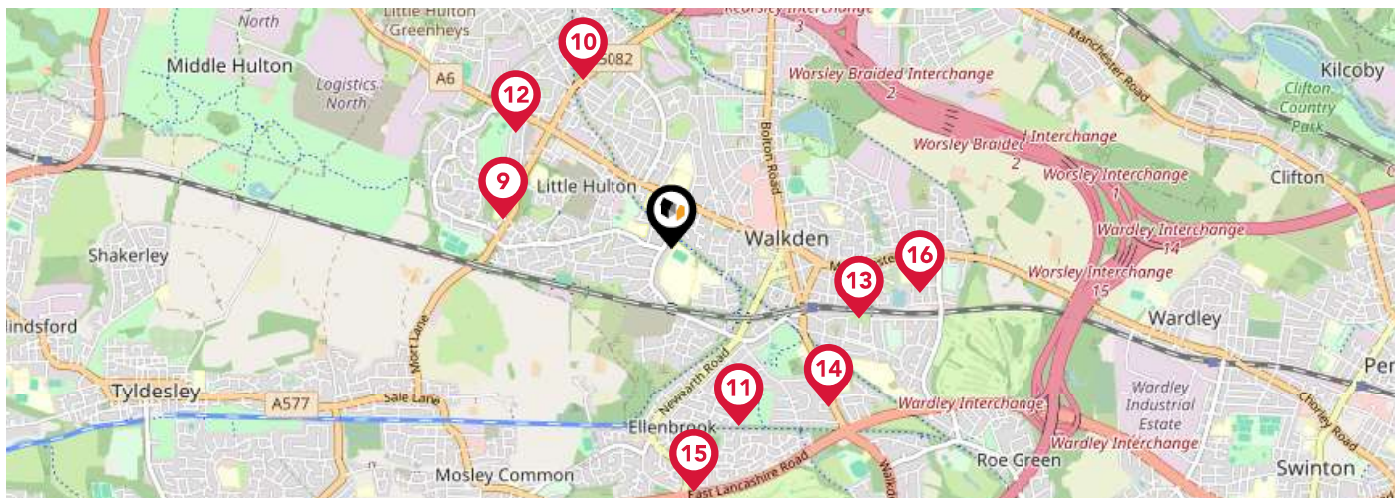
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Andrew's Methodist Primary School</b> Ofsted Rating: Outstanding   Pupils: 247   Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Edmund's RC Primary School</b> Ofsted Rating: Good   Pupils: 345   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Harrop Fold School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Harrop Fold School</b> Ofsted Rating: Special Measures   Pupils: 939   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hilton Lane Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bridgewater Primary School</b> Ofsted Rating: Outstanding   Pupils: 428   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>North Walkden Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Paul's CofE Primary School</b> Ofsted Rating: Good   Pupils: 269   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

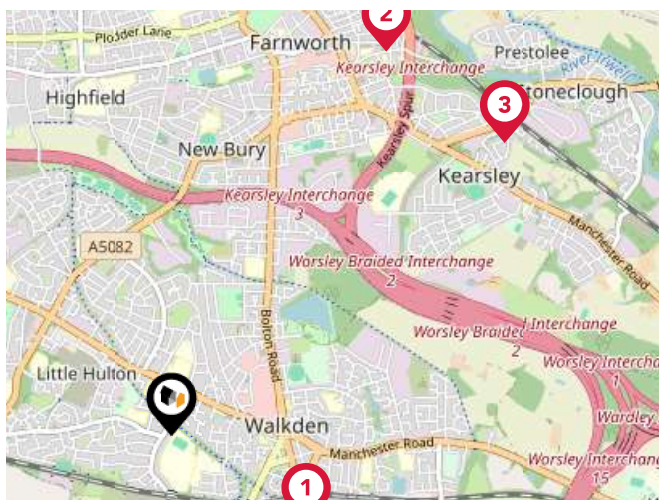
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		Nursery	Primary	Secondary	College	Private
	<b>Peel Hall Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 467   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dukesgate Academy</b> Ofsted Rating: Good   Pupils: 235   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>James Brindley Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 251   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's Peel CofE Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King RC Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mesne Lea Primary School</b> Ofsted Rating: Good   Pupils: 447   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ellenbrook Community Primary School</b> Ofsted Rating: Outstanding   Pupils: 389   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Paul's CofE Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

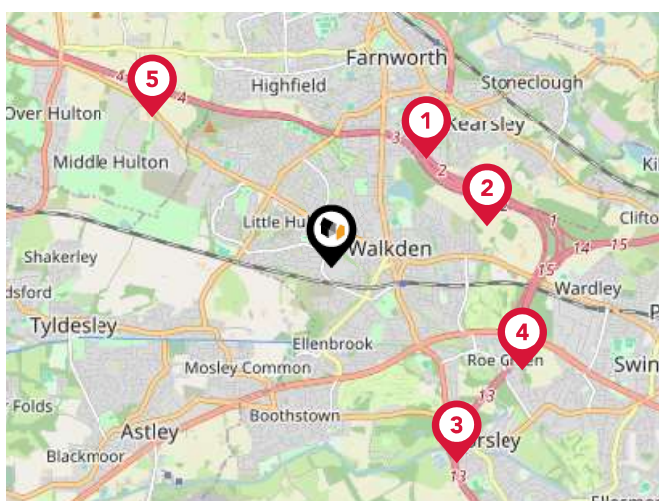
# Area

## Transport (National)



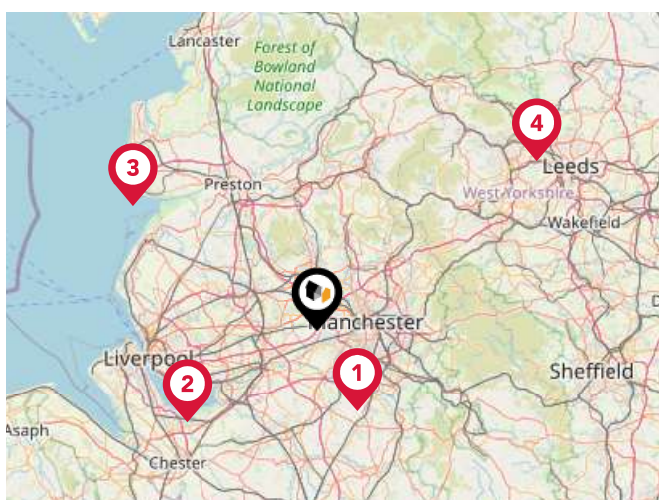
### National Rail Stations

Pin	Name	Distance
1	Walkden Rail Station	0.72 miles
2	Farnworth Rail Station	1.94 miles
3	Kearsley Rail Station	1.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M61 J3	1.28 miles
2	M61 J2	1.42 miles
3	M60 J13	2.04 miles
4	M60 J14	1.9 miles
5	M61 J4	2.07 miles

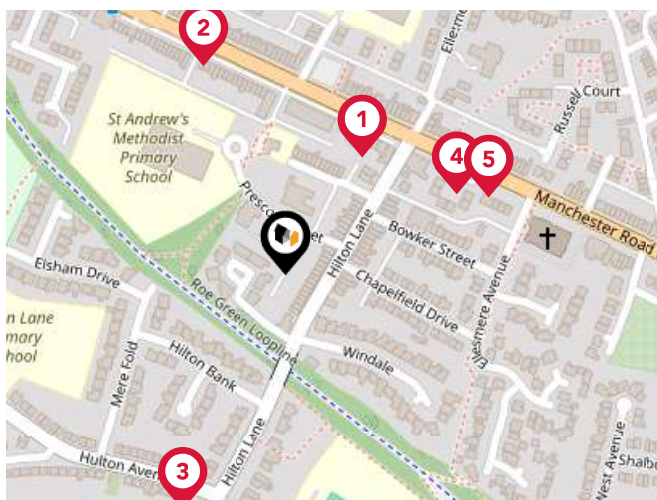


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	12.72 miles
2	Liverpool John Lennon Airport	22.45 miles
3	Blackpool International Airport	31.21 miles
4	Leeds Bradford International Airport	38.85 miles

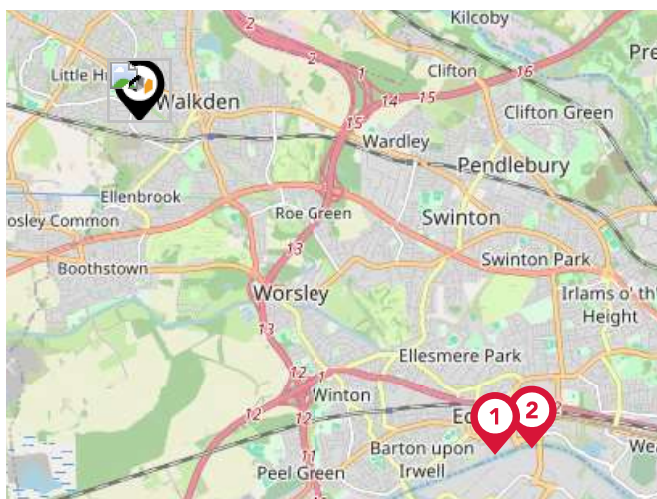
# Area Transport (Local)

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## Bus Stops/Stations

Pin	Name	Distance
1	Hilton Lane	0.08 miles
2	Bridgewater Street	0.12 miles
3	Hilton Lane	0.14 miles
4	Hilton Lane	0.1 miles
5	Hilton Lane	0.12 miles



## Local Connections

Pin	Name	Distance
1	Eccles (Manchester Metrolink)	4.29 miles
2	Ladywell (Manchester Metrolink)	4.5 miles
3	Radcliffe (Manchester Metrolink)	4.49 miles

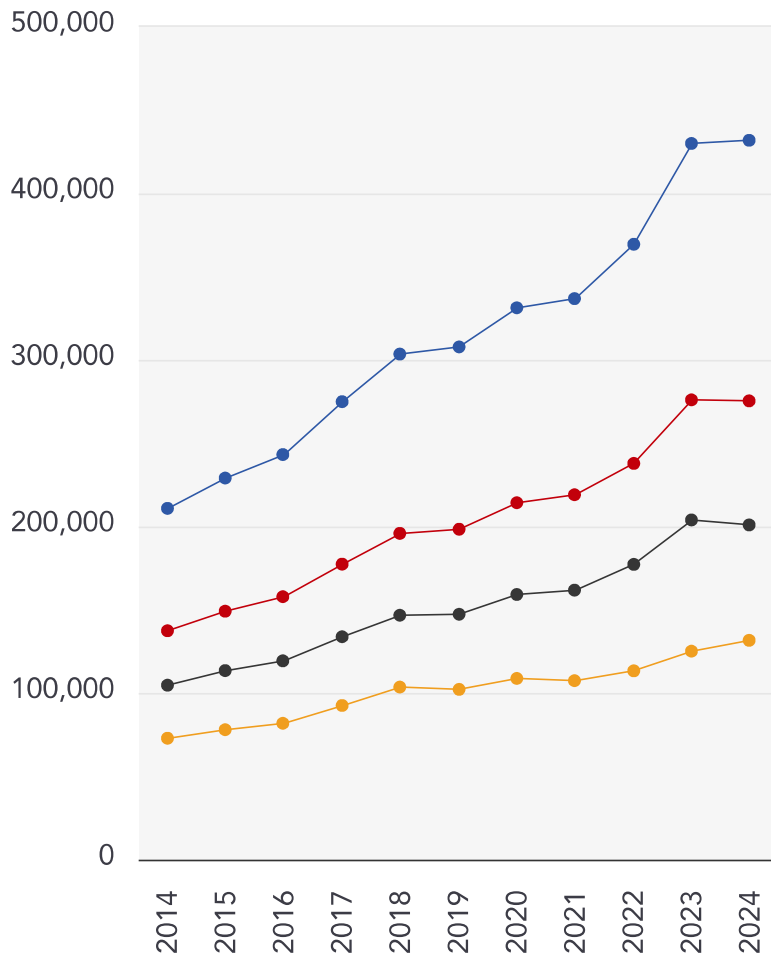


# Market

## House Price Statistics

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### 10 Year History of Average House Prices by Property Type in M28



Detached

**+104.75%**

Semi-Detached

**+100.44%**

Terraced

**+91.84%**

Flat

**+80.55%**

# Landwood Group

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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